

Our Ref: S25.159

Date: 26th November 2025

Development Control Section,
Neath Port Talbot County Borough Council.
The Quays,
Brunel Way,
Neath,
SA11 2HZ

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
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Dear Sir or Madam,

Town and Country Planning Act 1990 (As Amended).

**Construction of a new residential care home building comprising 50 no. bedrooms with associated works at Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Neath Port Talbot SA10 6YR
Planning Portal Ref: PP-14077194**

Asbri Planning is appointed as planning agent to Oxford Care Holdings in respect of the above planning application for the proposed construction of a new residential care home building comprising 50 no. bedrooms with associated works.

The Planning Statement acts as a supporting document to the accompanying planning application and should be read in conjunction with all other elements of the application.

The following drawings are submitted, prepared by KWL Architects to accompany the application:

Drawing name	Drawing reference
Site Location & Block Plan	5498 LP01
Site Plan – Level 0	5498 PL01_H
Site Plan – Level 1	5498 PL02_J
Site Plan – Level 2	5498 PL03_J
Proposed Elevations Sheet 1	5498 PL04_G
Proposed Elevations Sheet 2	5498 PL05_C
Proposed Sections A-A & D-D	5498 PL06_D
Roof Level Plan	5498 PL07_D
Floor Plan – Level 0	5498 PL08
Floor Plan – Level 1	5498 PL09
Floor Plan – Level 2	5498 PL10
Refuse Store	5498 PL11
Existing Site Plan	5498 SV01_C
Proposed Drainage Layout	CC2696 CAM XX XX GA C 0500
Drainage Details	CC2696 CAM XX XX D C 0510
Soft Landscape Design	812-STO-00-00-DR-L-0001-P03
Tree Removal Plan	N/A

Tree Protection Plan	N/A
Prospective View 1	N/A
Prospective View 2	N/A
Prospective View 3	N/A

In addition, the supporting documents submitted comprise the following:

Document name (reference where appropriate)	Prepared by
Planning Application Form	Asbri Planning
Design and Access Statement	KWL Architects
Planning Statement	Asbri Planning
PAC Report	Asbri Planning
Transport Statement	Magna Transport Planning
Drainage Strategy & Flood Risk Statement	Cambria
Preliminary Ecological Appraisal	Bay Ecology
Green Infrastructure Statement	Stiwdio Owens
Noise Impact Assessment	Acoustic Consultants Ltd
Tree Survey	Andrew Day Arboricultural Consultancy
Swept Path Analysis	Magna Transport Planning

In addition, the application fee of £17,105.00 (including the administration fee for the planning portal) will be paid separately by the applicant. This is on the basis of £460 for each 75 sqm.

I trust that the submitted documents allow the application to be validated and look forward to receiving details of the name of the case officer, application reference number and target determination date. If you have any queries in the meantime, please do not hesitate to get in touch.

Yours sincerely,



Glenn Lee

Planner